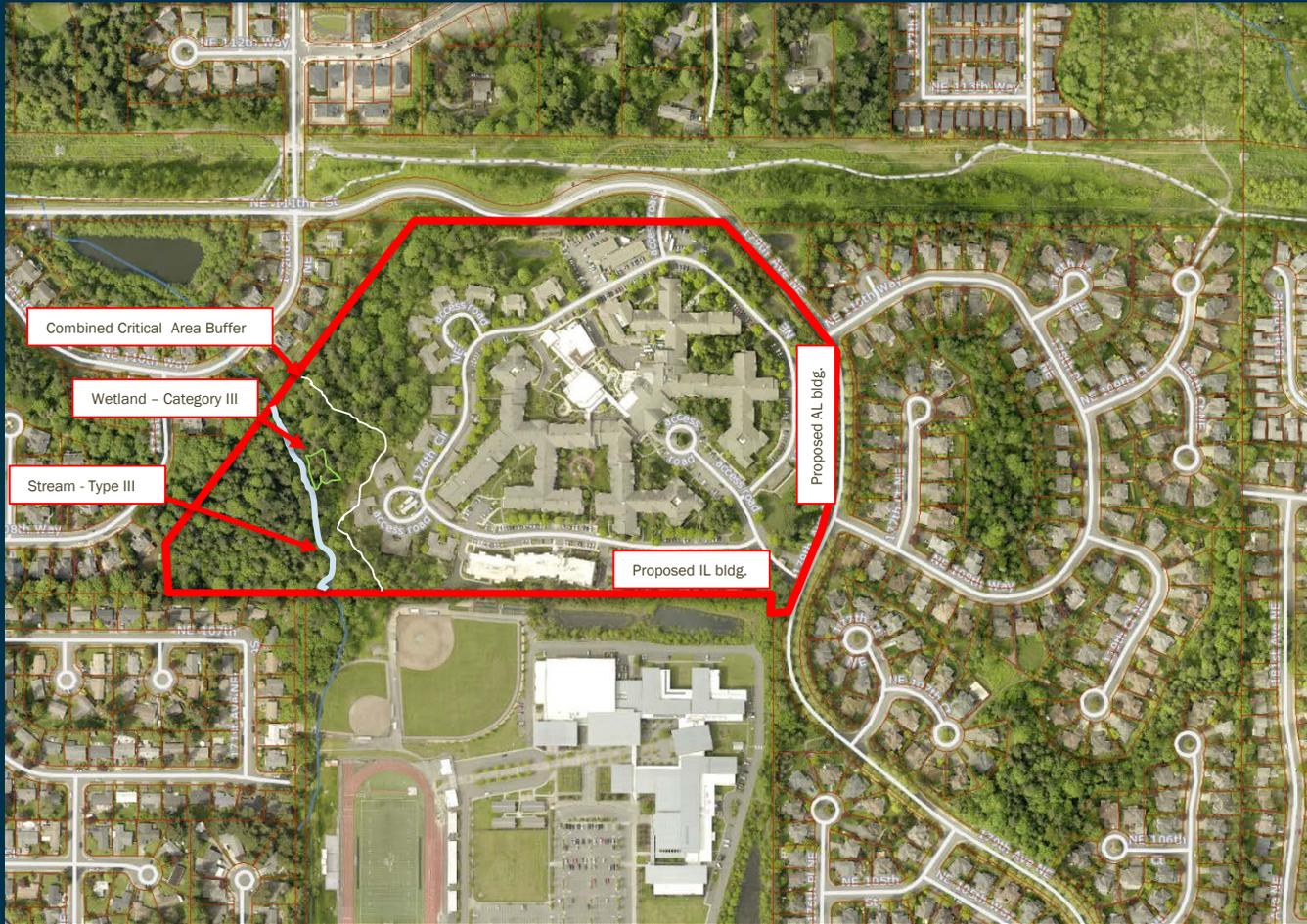


**EMERALD HEIGHTS
CONDITIONAL USE PERMIT AND SITE
PLAN ENTITLEMENT
HEARING EXAMINER
LAND-2018-00586 Conditional Use
Permit & LAND-2018-00617 Site Plan
Entitlement**

**PUBLIC HEARING – HEARING EXAMINER
JANUARY 7, 14 & 28, 2018**

Vicinity Map



38.0 ACRE SITE – PARCEL: 3626059003 – R-6 (Single-Family Urban Residential)
Education Hill Neighborhood
Category III Wetland w/150-foot buffer and Type III Stream w/ 100-foot buffer

Proposal

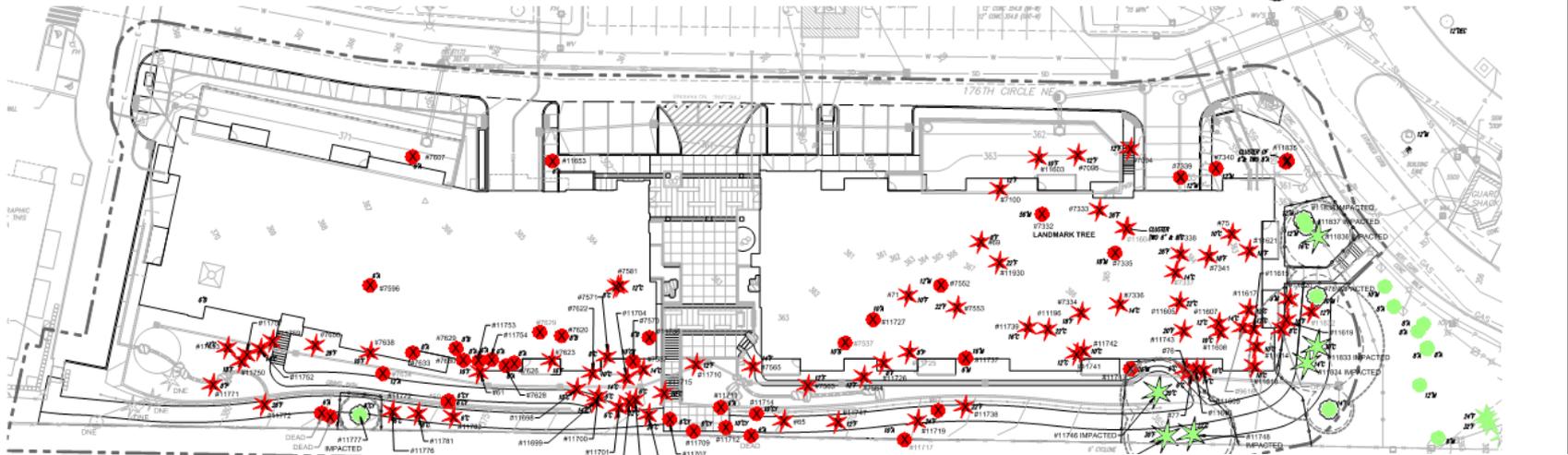
- **38.0 ACRE SITE – APN: 3626059003**
- **R-6 (SINGLE FAMILY URBAN RESIDENTIAL) Zone within the Education Hill Neighborhood**
- **A 70,638 SQ. FT. INDEPENDANT LIVING BUILDING WITH 42 UNITS AND A 44,149 SQ. FT. ASSISTED LIVING BUILDING WITH 54 UNITS**
- **CRITICAL AREAS: CLASS III STREAM WITH A 100-FOOT BUFFER, CATEGORY III WETLAND WITH A 150-FOOT BUFFER AND IS LOCATED IN WELLHEAD PROTECTION ZONES THREE (3) AND FOUR (4)**
- **TREE RETENTION IS AT 86% WHEREAS 35% IS THE MINIMUM REQUIRED BY CODE**
- **SEPA: DNS - DETERMINATION OF NON-SIGNIFICANCE WITH COMMENT PERIOD**

Background

- **APPLICATION COMPLETENESS DATE: June 4, 2018**
- **NOTICE OF APPLICATION: June 21, 2018**
- **NEIGHBORHOOD MEETINGS: August 21, 2017, May 10, 2018 & July 26, 2018**
- **SEPA DETERMINATION ISSUED: July 26, 2018**
- **SEPA APPEAL DEADLINE: August 23, 2018**
- **SEPA APPEAL RECEIVED: August 22, 2018**
- **NOTICE OF PUBLIC HEARING: December 17, 2018**
- **PUBLIC HEARING DATE: January 7, 14, & 28 2018**

Tree Retention Plan Independent Living Bldg.

LYON Lyon Landscape Architects
 11237 NE 95th St
 Kirkland, WA 98033
 253-209-4053
 Eric@LyonLA.com



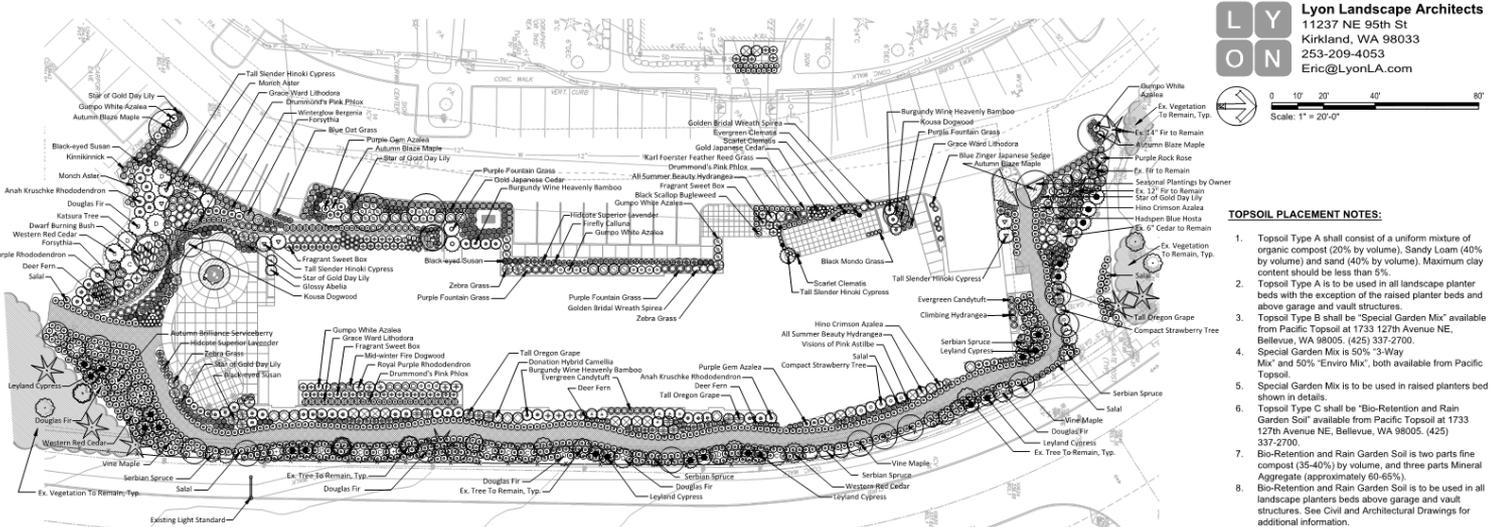
Courtyard - Independent Living Building

TREE PRESERVATION SUMMARY TABLE				
TREE TYPE	Proposed Action and Description			
	REMOVAL	IMPACTED	RETAINED	TOTAL
Landmark (>30" dbh)	1	0	8	9
	11%	0%	89%	100%
Significant (6"-30")	95	10	645	750
	13%	1%	86%	100%
Totals	96	10	653	759
	13%	1%	86%	100%
Replacement Trees Req'd	98			

Landscape Plan

Assisted Living Bldg.

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PLANT SCHEDULE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE AND REMARKS	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AND REMARKS
EVERGREEN TREES				ORNAMENTAL GRASSES			
7	<i>Chamaecyparis obtusa</i> 'Nana Gracilis'	Tall Slender Hinoki Cypress	6'-8" Ht. Min, B&B	18	<i>Callamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 Gallon Cont., 3' O.C. Spacing
4	<i>Cryptomeria japonica</i> 'Sekkan Sug'	Gold Japanese Cedar	6'-8" Ht. Min, B&B	36	<i>Carex glauca</i> 'Blue Zinger'	Blue Zinger Japanese Sedge	1 Gallon Cont., 24" O.C. Spacing
20	<i>Picea omorika</i>	Serbian Spruce	15-18" Ht. Min, B&B	28	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 Gallon Cont., 24" O.C. Spacing
24	<i>Cupressus x leylandii</i>	Leyland Cypress	15-18" Ht. Min, B&B	84	<i>Hemerocallis</i> 'Stella de Oro'	Star of Gold Day Lily	1 Gallon Cont., 24" O.C. Spacing
12	<i>Pseudotsuga menziesii</i>	Douglas Fir	15-18" Ht. Min, B&B, 8' O.C. Spacing	11	<i>Miscanthus sinensis</i> 'Zebra'	Zebra Grass	3 Gallon Cont., 4' O.C. Spacing
1	<i>Thuja plicata</i>	Western Red Cedar	15-18" Ht. Min, B&B, 8' O.C. Spacing	18	<i>Ophiopogon planispicus</i> 'Nigriscens'	Black Mondo Grass	1 Gallon Cont., 18" O.C. Spacing
DECIDUOUS TREES				GROUNDCOVERS			
6	<i>Acer x freemanii</i> 'Jeffers'	Autumn Blaze Maple	12'-14" Ht., 3" Caliper, B&B, Straight Trunk	31	<i>Ajuga</i> 'Black Scallop'	Black Scallop Bugleweed	1 Gallon Cont., 18" O.C. Spacing
1	<i>Cercidiphyllum japonicum</i>	Katsura Tree	12'-14" Ht., 3" Caliper, B&B, Straight Trunk	74	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 Gallon Cont., 30" O.C. Spacing
1	<i>Ginkgo biloba</i>	Maidenhair Tree	12'-14" Ht., 3" Caliper, B&B, Straight Trunk	22	<i>Aster x frikartii</i>	Monch Aster	1 Gallon Cont., 18" O.C. Spacing
SMALL DECIDUOUS TREES				VINES			
11	<i>Acer circinatum</i>	Vine Maple	12'-15" Ht. Min., 3 Stem Min., B&B	3	<i>Clematis armandii</i>	Evergreen Clematis	2 Gallon Cont.
1	<i>Acer griseum</i>	Paperbark Maple	10'-12" Ht. Min., 3 Stem Min., B&B	3	<i>Clematis texensis</i>	Scarlet Clematis	2 Gallon Cont.
7	<i>Amelanchier</i> 'Autumn Brilliance'	Burgundy Wine Serviceberry	12'-15" Ht. Min., 3 Stem Min., B&B	1	<i>Hydrangea anomala</i> petiolaris	Climbing Hydrangea	2 Gallon Cont.
2	<i>Cornus kousa</i>	Korean Dogwood	10'-12" Ht. Min., 3 Stem Min., B&B	Existing Deciduous Tree to Remain, Typ.			
SHRUBS				Existing Deciduous Tree to Remain, Typ.			
9	<i>Abelia</i> 'Edward Goucher'	Edward Goucher Abelia	3 Gallon Cont., 4' O.C. Spacing	Existing Deciduous Tree to Remain, Typ.			
11	<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Tree	3 Gallon Cont., 4' O.C. Spacing				
25	<i>Azalea</i> 'Gumpo White'	Gumpo White Azalea	2 Gallon Cont., 3' O.C. Spacing				
26	<i>Azalea</i> 'Hino Crimson'	Hino Crimson Azalea	2 Gallon Cont., 3' O.C. Spacing				
22	<i>Azalea</i> 'Purple Gem'	Purple Gem Azalea	2 Gallon Cont., 3' O.C. Spacing				
6	<i>Camellia x williamsii</i> 'Donation'	Donation Hybrid Camellia	3 Gallon Cont., 4' O.C. Spacing				
18	<i>Cistus x purpureus</i>	Purple Rock Rose	3 Gallon Cont., 4' O.C. Spacing				
15	<i>Cornus sanguinea</i> 'Midwinter Fire'	Mid-winter Fire Dogwood	2 Gallon Cont., 3' O.C. Spacing				
7	<i>Coumymus alata</i> compacta	Dwarf Burning Bush	3 Gallon Cont., 4' O.C. Spacing				
6	<i>Forsythia x 'Courtsof'</i>	Forsythia Gold Tide	3 Gallon Cont., 4' O.C. Spacing				
20	<i>Hydrangea macro.</i> 'All Summer Beauty'	All Summer Beauty Hydrangea	3 Gallon Cont., 4' O.C. Spacing				
16	<i>Mahonia aquifolium</i>	Tall Oregon Grape	3 Gallon Cont., 4' O.C. Spacing				
23	<i>Nandina domestica</i> 'Burgundy Wine'	Burgundy Wine Heavenly Bamboo	3 Gallon Cont., 4' O.C. Spacing				
19	Rhododendron 'Anah Kruschke'	Anah Kruschke Rhododendron	24" 30" Cont., 4' O.C. Spacing				
13	Rhododendron 'Royal Purple'	Royal Purple Rhododendron	24" 30" Cont., 4' O.C. Spacing				
21	<i>Spiraea thunbergii</i> 'G'on	Golden Bridal Wreath Spirea	2 Gallon Cont., 3' O.C. Spacing				

- TOPSOIL PLACEMENT NOTES:**
- Topsoil Type A shall consist of a uniform mixture of organic compost (20% by volume), Sandy Loam (40% by volume) and sand (40% by volume). Maximum clay content should be less than 5%.
 - Topsoil Type A is to be used in all landscape planter beds with the exception of the raised planter beds and above garage and vault structures.
 - Topsoil Type B shall be "Special Garden Mix" available from Pacific Topsoil at 1733 127th Avenue NE, Bellevue, WA 98005, (425) 337-2700.
 - Special Garden Mix is 50% "3-Way Mix" and 50% "Enviro Mix", both available from Pacific Topsoil.
 - Special Garden Mix is to be used in raised planters bed shown in details.
 - Topsoil Type C shall be "Bio-Retention and Rain Garden Soil" available from Pacific Topsoil at 1733 127th Avenue NE, Bellevue, WA 98005, (425) 337-2700.
 - Bio-Retention and Rain Garden Soil is two parts fine compost (35-40%) by volume, and three parts Mineral Aggregate (approximately 60-65%).
 - Bio-Retention and Rain Garden Soil is to be used in all landscape planters beds above garage and vault structures. See Civil and Architectural Drawings for additional information.

33 HERE LOCATED TREES FOR SIGNIFICANT TREES BEING REMOVED

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KIRKLAND DESIGN SPECIFICATIONS AND LOCAL ORDINANCES.

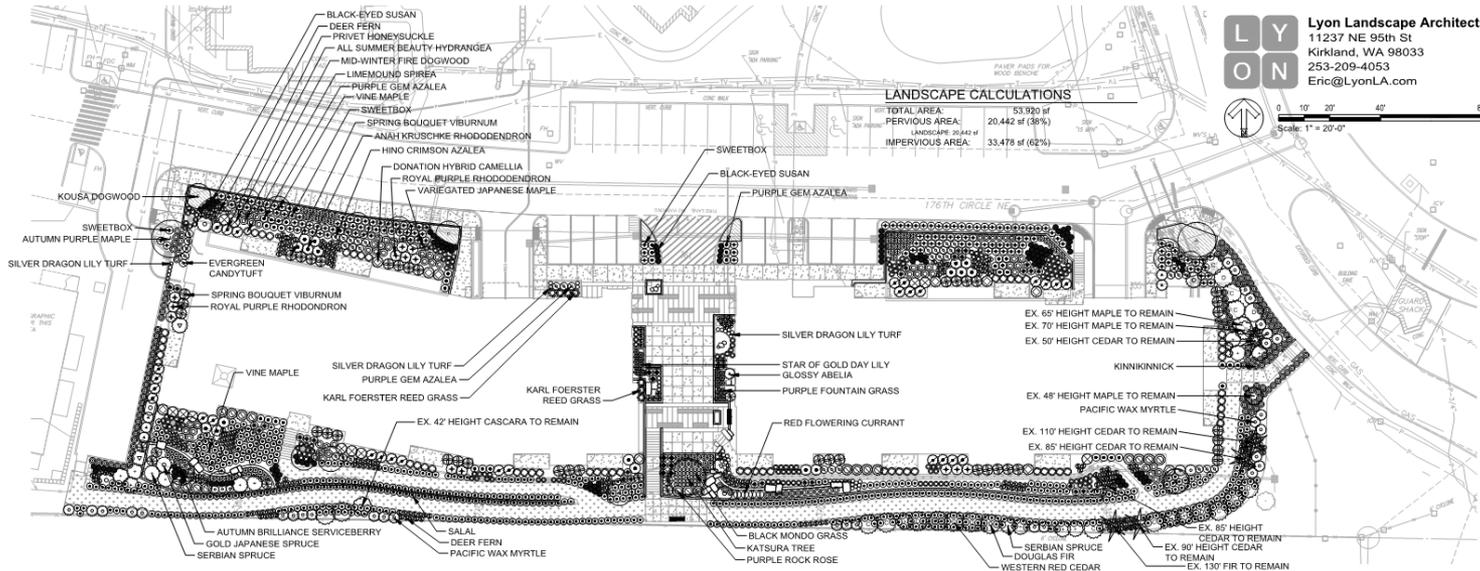
APPROVED FOR CONSTRUCTION: [Signature] DATE: _____

APPROVED FOR CONSTRUCTION: [Signature] DATE: _____

DATE: _____

THE APPLICANT, FOR THE OTHER CREDITORS, HAS THESE PLANS APPROVED TO BE IN COMPLIANCE WITH THE CITY OF KIRKLAND DESIGN SPECIFICATIONS FOR CONSTRUCTION. THE APPLICANT SHALL NOT BE CONSIDERED AS PROVIDING GUARANTEE FOR THE ACCURACY OR APPLICABILITY OF DIMENSIONS. THE CITY RESERVES THE RIGHT TO REQUIRE REVISIONS TO THE APPLICANT'S DESIGN. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KIRKLAND. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KIRKLAND. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF KIRKLAND.

Landscape Plan Independent Living Bldg.



LYON
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Kirkland, WA 98033
253-209-4053
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PLANT SCHEDULE

6" REPLACEMENT TREES TOWARDS SHORE/CANT
TREES BEING REIMPOSED

QTY.	BOTANICAL NAME	COMMON NAME	SIZE AND REMARKS
EVERGREEN TREES			
3	<i>Chamaecyparis obtusa</i> 'Nana Gracilis'	Tall Slender Hinoki Cypress	10'-12" Ht. Min., B&B
6	<i>Cryptomeria japonica</i> 'Sekkan-Sugi'	Gold Japanese Cedar	10'-12" Ht. Min., B&B
17	<i>Picea omorika</i>	Serbian Spruce	15'-18" Ht. Min., B&B
6	<i>Pseudotsuga menziesii</i>	Douglas Fir	15'-18" Ht. Min., B&B, 8' O.C. Spacing
14	<i>Thuja plicata</i>	Western Red Cedar	15'-18" Ht. Min., B&B, 8' O.C. Spacing
DECIDUOUS TREES			
2	<i>Fraxinus americana</i> 'Junginger'	Autumn Purple Ash	12'-14" Ht., 2 1/2" Caliper, B&B, Straight Trunk
1	<i>Cercidiphyllum japonicum</i>	Katsura Tree	12'-14" Ht., 2 1/2" Caliper, B&B, Straight Trunk
SMALL DECIDUOUS TREES			
7	<i>Acer circinatum</i>	Vine Maple	12'-15" Ht. Min., 3 Stem Min., B&B
1	<i>Acer griseum</i>	Paperbark Maple	10'-12" Ht. Min., 3 Stem Min., B&B
2	<i>Amelanchier</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	12'-15" Ht. Min., 3 Stem Min., B&B
8	<i>Cornus kousa</i>	Korean Dogwood	10'-12" Ht. Min., 3 Stem Min., B&B
STREET FRONTAGE TREES			
15	<i>Amelanchier</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2 1/2" Caliper, Straight Trunk, 30' O.C. B&B
SHRUBS			
6	<i>Abelia</i> 'Edward Goucher'	Edward Goucher Abelia	3 Gallon Cont., 4' O.C. Spacing
31	<i>Myrica californica</i>	Pacific Wax Myrtle	3 Gallon Cont., 4' O.C. Spacing
1	<i>Azalea</i> 'Gumpo White'	Gumpo White Azalea	2 Gallon Cont., 3' O.C. Spacing
38	<i>Azalea</i> 'Hino Crismon'	Hino Crismon Azalea	3 Gallon Cont., 3' O.C. Spacing
37	<i>Azalea</i> 'Purple Gem'	Purple Gem Azalea	2 Gallon Cont., 3' O.C. Spacing
10	<i>Camellia x williamsii</i> 'Donation'	Donation Hybrid Camellia	3 Gallon Cont., 4' O.C. Spacing
19	<i>Cistus x purpureus</i>	Purple Rock Rose	3 Gallon Cont., 4' O.C. Spacing
53	<i>Cornus sanguinea</i> 'Midwinter Fire'	Mid-winter Fire Dogwood	2 Gallon Cont., 3' O.C. Spacing
4	<i>Ribes sanguineum</i>	Red Flowering Currant	2 Gallon Cont., 3' O.C. Spacing
11	<i>Hydrangea macrophylla</i> 'All Summer Beauty'	All Summer Beauty Hydrangea	3 Gallon Cont., 4' O.C. Spacing
39	<i>Viburnum tinus</i> 'Spring Bouquet'	Spring Bouquet Viburnum	3 Gallon Cont., 4' O.C. Spacing
4	<i>Lonicera pileolata</i>	Privet Honey-suckle	3 Gallon Cont., 4' O.C. Spacing
28	<i>Rhododendron</i> 'Anah Kruschke'	Anah Kruschke Rhododendron	24"-30" Cont., 4' O.C. Spacing
17	<i>Rhododendron</i> 'Christmas Cheer'	Christmas Cheer Rhododendron	24"-30" Cont., 4' O.C. Spacing
2	<i>Rhododendron</i> 'Royal Purple'	Royal Purple Rhododendron	24"-30" Cont., 4' O.C. Spacing
13	<i>Spiraea thunbergii</i> 'Ogon'	Golden Bridal Wreath Spiraea	2 Gallon Cont., 3' O.C. Spacing

QTY.	BOTANICAL NAME	COMMON NAME	SIZE AND REMARKS
ORNAMENTAL GRASSES			
7	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 Gallon Cont., 36" O.C. Spacing
148	<i>Carex morrowii</i> 'Aurea-variegata'	Variiegated Japanese Sedge	1 Gallon Cont., 24" O.C. Spacing
8	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 Gallon Cont., 24" O.C. Spacing
14	<i>Hemerocallis</i> 'Stella de Oro'	Star of Gold Day Lily	1 Gallon Cont., 24" O.C. Spacing
9	<i>Miscanthus sinensis</i> 'Zebrinus'	Zebra Grass	3 Gallon Cont., 4' O.C. Spacing
34	<i>Ophiopogon planispicus</i> 'Nigrescens'	Black Mondo Grass	1 Gallon Cont., 18" O.C. Spacing
10	<i>Pennisetum setaceum</i> 'Rubrum'	Purple Fountain Grass	1 Gallon Cont., 18" O.C. Spacing
GROUNDCOVERS			
131	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 Gallon Cont., 30" O.C. Spacing
262	<i>Blechnum spicant</i>	Deer Fern	1 Gallon Cont., 24" O.C. Spacing
16	<i>Calluna vulgaris</i> 'Firefly'	Firefly Calluna	1 Gallon Cont., 24" O.C. Spacing
58	<i>Lithodora</i> 'Grace Ward'	Grace Ward Lithodora	1 Gallon Cont., 30" O.C. Spacing
625	<i>Gaultheria shallon</i>	Salal	1 Gallon Cont., 30" O.C. Spacing
28	<i>Hosta</i> 'Hidspen Blue'	Hidspen Blue Hosta	1 Gallon Cont., 36" O.C. Spacing
9	<i>Lavandula angustifolia</i> 'Hidcote Superior'	Hidcote Superior Lavender	1 Gallon Cont., 36" O.C. Spacing
153	<i>Sarcococca ruscifolia</i>	Fragrant Sweet Box	1 Gallon Cont., 36" O.C. Spacing
50	<i>Liriodie spicata</i> 'Silver Dragon'	Silver Dragon Lilyturf	1 Gallon Cont., 18" O.C. Spacing
25	<i>Phlox subulata</i> 'Drummond's Pink'	Drummond's Pink Phlox	1 Gallon Cont., 24" O.C. Spacing
25	<i>Iberis sempervirens</i>	Evergreen Candytuff	1 Gallon Cont., 30" O.C. Spacing
126	<i>Rubralia hirta</i>	Black-eyed Susan	1 Gallon Cont., 24" O.C. Spacing
Existing Deciduous Tree to Remain See plan and Tree Report for Additional Information			
Existing Evergreen Tree to Remain See plan and Tree Report for Additional Information			

NOTES

- 67 REPLACEMENT TREES ARE BEING PROPOSED TOWARDS CITY OF REDMOND CODE RZC 21.72.80.
- PER CITY OF REDMOND CODE RZC 21.72.80.C.1, 46 OF THE 67 REPLACEMENT TREES ARE LARGER THAN THE 6" Ht. REQUIREMENT.
- PER CITY OF REDMOND CODE RZC 21.72.80.C.4, 18 OF THE 67 REPLACEMENT TREES ARE SMALLER THAN THE 2 1/2" CAL. REQUIREMENT.
 - SMALLER NATIVE, MULTI-STEM TREES ARE WELL SUITED FOR THE SCALE OF THE NEW BUILDING AND SURROUNDING CAMPUS AREAS.
 - TIGHT SITE CONDITIONS REQUIRE SMALLER TREES WITH NARROW HABITS.
 - SMALLER NATIVE TREES WILL PROVIDE A MIDDLE LAYER TO GIVE ADDITIONAL SCREENING AND INTEREST.
- REPLACEMENT TREES ALONG 176TH AVENUE NE DO NOT COUNT TOWARDS REPLACEMENT TREES.

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS, 2017 EDITION.

APPROVED FOR CONSTRUCTION	DATE
FOR OFFICER OF PUBLIC WORKS	DATE
DATE	DATE

THE APPROVAL FOR THE DESIGN CONCEPT SHALL BE IN COMPLIANCE WITH THE CITY OF REDMOND STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE APPROVAL SHALL NOT BE CONSIDERED THE RIGHT TO SECURE RECORDS IN THE APPROVED PLAN TO ASSURE COMPLIANCE WITH CITY OF REDMOND STANDARDS. THE APPROVED PLAN SHALL BE THE BASIS FOR THE PERMITS. THE APPROVED CONSTRUCTION SHALL NOT BE CONSIDERED AS THE APPROVED CONSTRUCTION. THE OWNER IS RESPONSIBLE TO MAINTAIN RECORDS AND FILE IN ACCORDANCE WITH APPLICABLE CITY ORDINANCES AND RELATED REGULATIONS. THE APPROVED PLAN SHALL BE THE BASIS FOR THE PERMITS. THE APPROVED CONSTRUCTION SHALL NOT BE CONSIDERED AS THE APPROVED CONSTRUCTION. THE OWNER IS RESPONSIBLE TO MAINTAIN RECORDS AND FILE IN ACCORDANCE WITH APPLICABLE CITY ORDINANCES AND RELATED REGULATIONS. THE APPROVED PLAN SHALL BE THE BASIS FOR THE PERMITS.

Neighborhood Comments

SUMMARY OF THE MOST COMMONLY HEARD COMMENTS:

1. Concerns of the proposed development being located in the green belts.
2. Concerns about the proposed development not being in character with the surrounding neighborhood.
3. Concerns about the proposed development not being compatible with the surrounding neighborhood.
4. Concerns about the proposed development and the increase in traffic.

C.U.P. Decision Criteria

1. The Conditional Use is consistent with the Redmond Zoning Code and the Comprehensive Plan;

Response: The Retirement Residences use including the two proposed buildings (Assisted and Independent living) buildings are located in the Education Hill in Neighborhood, as identified in the Redmond Comprehensive Plan, Map NP-1. The applicable City-wide and Neighborhood specific Comprehensive Plan policies are met by this proposal. Specifically, staff finds compliance with the following policies:

- a. H0-2: The proposed project would add 54 assisted living and 42 independent living units to the Emerald Heights campus and to the City of Redmond. Emerald Heights is required to provide affordable units as a part of their development and is certified every year with the Washington State Housing Finance Commission. Therefore, Housing Elements 2 is supported by the proposed additional housing units that target Countywide Planning policies for low and moderate-income households.
- b. H0-26: The Washington State Housing Finance Commission annually certifies that Emerald Heights meets a requirement for proof of compliance with affordable housing. The proposed 54 assisted living units and proposed 42 independent living units further supports Housing Elements 26 by providing a range of housing types for seniors to live in accessible housing with services.

C.U.P. Decision Criteria

The Conditional Use is consistent with the Redmond Zoning Code and the Comprehensive Plan continued;

c. HO-27: The proposed additional of both the assisted living building with 54 units and the independent living building with 42 units will add a total of 96 units to the existing Emerald Heights campus. These additional units support the Housing Element 27 by providing additional opportunities to Redmond residents to remain in their own neighborhood as housing needs change.

d. LU-6: The proposed buildings are appropriate as infill development on a vacant portion of the subject site, as it complies with all requirements set forth in the R-6 (Single-Family Urban Residential) zone, which is consistent with an approved Rezoning established as Ordinance 2607 with an effective date of June 30, 2011. The Rezoning changed the existing zoning from R-4 to R-6. Specifically, the building height as measured from average finished grade is consistent with the maximum height of 35 feet as allowed within the subject zone. The 35 feet height is consistent with what is allowed for the existing single-family residences adjacent to the project, zoned as R-4 (Single-Family Urban Residential) zone. Additionally, the building is consistent with other existing buildings within the Emerald Heights campus with respect to height, bulk and design. Finally, the building is setback more than required by Code and is further screened by both existing and proposed trees that exceed minimum Code requirements

C.U.P. Decision Criteria

The Conditional Use is consistent with the Redmond Zoning Code and the Comprehensive Plan continued;

c. LU-3: Comprehensive Plan Land Use Element 3 is supported as both the 54 unit assisted living building and 42 unit independent living building can be built as adequate public facilities and services can be provided. This is further supported by the City's transportation engineer who indicates that no new traffic mitigation will be required for the proposed. The proposal has also been reviewed by stormwater, fire, utility and planning and all have deemed the project complete and will provide minimal impacts. Therefore, adequate facilities and services can be provided.

d. LU-29: Emerald Heights proposes to add 54 assisted living and 42 independent living units to their existing campus. The additional 96 housing will contribute to the range of housing stock for all economic segments and provide choices for people with special needs related to age, health or disability. Therefore, LU-29 is supported through the proposed assisted and independent living buildings to be added to the campus.

C.U.P. Decision Criteria

2. The Conditional Use is designed in a manner, which is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity;

Response: The proposal conforms to the site requirements set forth in the R-6 (Single-Family Urban Residential) zone and regulations and procedures [RZC 21.08.090(C)].

3. The location, size, and height of buildings, structures, walls and fences, and screening vegetation for the Conditional Use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties.

Response: The proposal conforms to the applicable R-6 (Single-Family Urban Residential) zone regulations [RZC 21.08.090(C) and RZC 21.32]. The application was deemed complete on June 14, 2018 and fulfilled all applicable submittal requirements on file with the Planning Department at the time of the submittal.

C.U.P. Decision Criteria

4. The type of use, hours of operation, and appropriateness of the use in relation to adjacent uses minimize unusual hazards or characteristics of the use that would have adverse impacts;

Response: The proposed Retirement Residence use is appropriate given its intended use and is a complimentary use to the existing residential neighborhood; there are no anticipated adverse impacts related to the project. The applicant has mitigated concerns with revised building designs, additional landscaping and setbacks.

5. The Conditional Use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

Response: The proposed Retirement Residence use will be adequately served with City approved sidewalks and the existing rights-of-way that serve the subject site and neighborhood.

C.U.P. Decision Criteria

6. **The Conditional Use will be surrounded by adequate public facilities or services, and will not adversely affect public services to the surrounding area and conditions are established to mitigate adverse impacts on such facilities.**
Response: The proposed Retirement Resident use will not adversely affect existing public facilities or services.

Retirement Residences Decision Criteria

1. The application complies with the requirements of this section and the Zoning Code.

Response: The proposal conforms to the requirements for a Retirement Residences use as it conforms with the site requirements set forth in the R-6 (Single-Family Urban Residential) zone and regulations found in [RZC 21.08.090(C)].

2. The design, scale and appearance of the development is consistent with the character of the existing and planned neighborhood in which it may be located.

Response: The proposal is consistent with all requirements found in the subject R-6 (Single-Family Urban Residential) zone. Additionally, the applicant has mitigated neighbor concerns with consistency by a number of additional trees and planting trees larger than required by Redmond Zoning Code. Finally, consistency has been further achieved through the use of colors, materials, step backs and setbacks to achieve a compatible appearance with the existing structures found on the existing campus and the residential homes to the east.

Retirement Residences Decision Criteria

3. Adequate public facilities and services are available at the site to serve the development.

Response:

The proposed Retirement Residences use will not adversely affect existing public facilities or services.

4. The development is located along a transit route, which provides all day service, or the applicant is proposing to provide affordable transportation services to transport residents to the Redmond Senior Center, library, shopping, medical services, and other basic needs. If the applicant is proposing to provide transportation services, the applicant shall provide those uses until all day transit service is provided to the site.

Response:

The proposed Retirement Residences is located next to an existing bus stop along 176th Avenue NE. Additionally, shuttle transportation is already provided to existing residents and future residents of Emerald Heights for a variety of transportation needs.

Site Plan Entitlement Decision Criteria

1. The Technical Committee, composed of the Departments of Planning and Public Works, shall review all Development Review permits with the State Environmental Policy Act and the RZC.

Response: The Technical Committee reviewed and approved the proposed project at its October 31, 2018 meeting.

2. The Landmarks and Heritage Commission will review all Certificates and Appropriateness for compliance with the RZC.

Response: The proposed Retirement Residences use and buildings are not required to be reviewed by the Landmarks and Heritage Commission; as there are no landmark designations for historic properties or any applications for alteration or demolition to existing historic landmark properties on the subject site.

VESTING

- Applicant submitted a complete application on June 4, 2018
- Project vested on June 4, 2018
- The proposed Assisted and Independent Living Buildings are required to comply with all Education Hill Neighborhood Regulations

Recommendation

- **Technical Committee recommends approval of the consolidated Conditional Use Permit and Site Plan Entitlement to the Hearing Examiner as the project complies with the requirements of the Redmond Zoning Code, Redmond Comprehensive Plan, Redmond Municipal Code and State Environmental Policy Act subject to the conditions of approval contained in the Technical Committee report.**